

Municipal Clerk  
Atlanta, Georgia

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AN ORDINANCE BY ZONING COMMITTEE

**AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER TO BE ENTITLED CHAPTER 18 O. SPI-15 LINDBERGH DISTRICT, AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS I1, RG3, RG5, C1, C2, C3, O1 AND PDH4 WITH SAID SPI-15 DISTRICT AND TO AMEND CHAPTER 28A.0010 BY ADDING A NEW SUBSECTION (36) SPI-15 LINDBERGH DISTRICT, AND FOR OTHER PURPOSES.**

**WHEREAS**, commercial districts should provide adjacent neighborhoods with pedestrian accessibility to retail goods and services; and

**WHEREAS**, existing transit infrastructure should be maximized; and

**WHEREAS**, the visual aesthetics of City streets should be improved; and

**WHEREAS**, a diversified urban environment where people can live, work, meet and recreate should be created; and

**WHEREAS**, a compatible mixture of residential, commercial, and cultural and recreational uses should be provided; and

**WHEREAS**, a grid of connected streets for improved vehicular access and reduced vehicular congestion should be provided; and

**WHEREAS**, sufficient, safe and accessible open space for active and passive enjoyment by residents and workers should be provided; and

**WHEREAS**, safe and convenient pedestrian and bicycle circulation should be provided; and

**WHEREAS**, a reduction in vehicular congestion by encouraging a smooth uninterrupted flow of traffic should be provided; and

**WHEREAS**, the 2001 Lindbergh Transit Station Area Development Study Task Force has recommended approval of this ordinance; and

**WHEREAS**, the City Sign Ordinance should be amended to include regulations for the SPI-15 Lindbergh District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by adding a new Chapter 18 O. SPI-15 Lindbergh District Regulations, which shall read as shown on the attached "Attachment A".

Section 2: That the 1982 Zoning Ordinance Map of the City of Atlanta is hereby amended as shown on "Attachment B".

Section 3: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by adding Chapter 18 O. SPI-15 Lindbergh District Regulations: Subarea 8 Master Plan Map as shown on the attached "Attachment C".

Section 4: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by adding a new subsection (36) to read as follows:

(36) SPI 15 Lindbergh District: The following signs shall be permitted in the SPI 15 Lindbergh District:

- a. The regulations for Section 16-18 O.028 (Specific Regulations for Commercial Subareas) shall be the same as the regulations in Subsection (6) C-2 (Commercial Service) District, provided that:
  - i. No freestanding signs shall be permitted.
  - ii. No shopping center signs shall be permitted.
- b. The regulations for Section 16-18 O.029 (Specific Regulations for Residential Subareas) shall be the same as the regulations in Subsection (3) RLC (Residential Limited Commercial) District, provided that:
  - i. No freestanding signs shall be permitted.
  - ii. No shopping center signs shall be permitted.
  - iii. Signs may be located as near to the street property line as the nearest building.

Section 4: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

**CHAPTER 18 O**

**SPI 15 LINDBERGH TRANSIT STATION AREA  
SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS**

**Section 16-18 O.001. Scope of Provisions.**

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the regulations for the SPI-15 Lindbergh Transit Station Area Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in Section 16-18 O.003, except that all existing categories of historic protection designated pursuant to Chapter 20 of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this Chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of Part 16 other than historic protection regulations, the more stringent regulation shall apply.

The regulations set forth in Sections 16-18 O.001 through and including Section 16-18 O.027 shall apply to all properties located within the SPI-15 Lindbergh Transit Station Area Special Public Interest District, including all subareas within the District. The remaining regulations shall apply only to the subareas identified therein.

**Section 16-18 O.002. Statement of Intent.**

The intent of the council in establishing SPI-15 Lindbergh Transit Station Area Special Public Interest District as a zoning district is as follows:

1. Create a diversified urban environment where people can live, work, meet and recreate;
2. Enhance and protect the Lindbergh Transit Station area as a model for retrofitting an existing automobile-oriented commercial strip into a transit and pedestrian oriented mixed-use and multi-family urban neighborhood;
3. Improve the visual aesthetics of the streets and the area;
4. Provide for a pedestrian-oriented environment on streets and sidewalks;
5. Maximize access to transit;
6. Encourage use of transit infrastructure;
7. Encourage a compatible mixture of residential, commercial, and cultural and recreational uses;
8. Provide parking in an unobtrusive manner;
9. Reduce parking requirements by encouraging shared parking and alternative modes of transportation;
10. Encourage a sense of activity and liveliness along the street level of building facades;
11. Encourage a grid of connected streets to improve access and reduce congestion;

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12. Provide sufficient, safe and accessible open space for active and passive enjoyment by residents and workers;
13. Facilitate safe and convenient pedestrian and bicycle circulation and minimize conflict between pedestrians and vehicles; and
14. Reduce vehicular congestion by encouraging a smooth uninterrupted flow of traffic.

**Section 16-18 O.003. Boundaries of District Established.**

The boundaries of the SPI-15 Lindbergh Transit Station Area Special Public Interest District are shown on maps Attachment B which by this reference is incorporated into and made a part of this chapter and this part. The Lindbergh Transit Station Area Special Public Interest District is divided into eight (8) subareas as shown on said maps Attachment B and are described as follows:

Commercial subareas:

- Subarea 1 – Miami Circle Commercial
- Subarea 2 – Sydney Marcus Commercial
- Subarea 3 – Piedmont Commercial
- Subarea 4 – Garson Commercial

Residential subareas:

- Subarea 5 – Sydney Marcus West Residential
- Subarea 6 – Sydney Marcus East Residential
- Subarea 7 – Garson Residential
- Subarea 8 – Lindbergh Residential

**Section 16-18 O.004. Application Procedures.**

A special administrative permit shall be required for development in this district as set forth in this section. A special administrative permit (SAP) application and four (4) copies each of a site plan, landscape plan and elevation drawings of each exterior façade shall be submitted and approved by the Director of the Bureau of Planning prior to the applicant filing for a building permit. All new construction, including additions to existing buildings, expansions of existing outdoor dining, outdoor dining within required sidewalk areas, or any construction which results in increased lot coverage or a modification of the building footprint within this district, shall be subject to said site plan review and approval. Before making application for a special administrative permit, a pre-application conference between the applicant and the Director of the Bureau of Planning or the Director's designee is required to discuss the application and relevant requirements of these regulations. Said preapplication conference shall be held within 14 days of the request by the applicant, unless a longer period is mutually agreed upon. All applications for a special administrative permit shall be processed in accordance with the standards and procedures applicable to said SAP applications contained in Chapter 25 of Part 16 except as otherwise modified by this Chapter 18 O.

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**Section 16-18 O.005. Permitted Principal Uses and Structures.**

In all subareas, a building or premise shall be used for the following permitted principal uses and structures. Additional permitted principal uses and structures shall be used only as specified in each subarea.

1. Childcare centers, kindergartens and special schools.
2. Churches, synagogues, temples and other religious facilities.
3. Colleges and universities.
4. Congregate care homes and rehabilitation centers.
5. Devices for the generation of energy.
6. Dormitories, fraternities and sororities.
7. Eating and drinking establishments, subject to further restrictions contained in Section 16-18 O.029.
8. Establishments for the sale of convenience goods, subject to further restrictions contained in Section 16-18 O.029.
9. Greenhouses, garden sheds and private garages.
10. Laundry and dry-cleaning stores, collection stations or plants; laundry and dry cleaning establishments where customers operate equipment.
11. Public schools.
12. Retail establishments, subject to further restrictions contained in Section 16-18 O.029.
13. Single-family, two-family, and multi-family dwellings.
14. Structures and uses required for operation of MARTA, public transit or public utility, but does not include uses involving storage, train yards, warehousing, switching, or maintenance shops as the primary purpose.

Any principal use and structure not specifically listed above is prohibited in this district, unless otherwise specifically authorized in the subarea regulations.

All commercial sales and service shall be conducted within completely enclosed buildings and there shall be no unenclosed displays of merchandise with the exception of off-street parking and outdoor dining. Outdoor sales or displays are permissible only by special permit as set forth below.

No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television communication, or is otherwise incompatible with the character of the district and its relation to adjoining districts.

**Section 16-18 O.006. Permitted Accessory Uses and Structures.**

Accessory uses and structures permitted within this district shall include those customarily accessory and clearly incidental to permitted principal uses and structures and specifically includes clubhouses, pools, and other recreation amenities, and parking to serve authorized residential and non-residential uses within the district subject to the restrictions contained in Section 16-18 O.022 and elsewhere in this Chapter.

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**Section 16-18 O.007. Special Permits.**

The following uses are permissible only by additional special permits of the type indicated subject to limitations and requirements set forth in this Chapter 18 O or elsewhere in this part, and subject to the applicable procedures and requirements set forth in Section 16-25.001, et seq.

1. Special use permits: Off-street surface parking (Thirty (30) spaces or more).
2. Special administrative permits: Displays or sales areas within the supplemental zone.

**Section 16-18 O.008. Redevelopment Requirements.**

Any property wherein the principal building is removed or destroyed by any means shall be redeveloped in accordance with the requirements of this Chapter and any paving or other accessory structural elements within any required transitional yard shall be removed and buffers provided as required herein, notwithstanding any other provisions in Part 16 to the contrary.

**Section 16-18 O.009. Transitional Uses and Yards.**

1. Adjoining lot with same frontage: Where a lot in this district abuts a lot in any R-1 through R-G or PD-H classification at the side along the same street frontage, and without an intervening street, such lot within this district, or the first one hundred (100) feet on such lot if it is wider than one hundred (100) feet, shall not be used for any drive-in facility, car wash, service station, mortuary or funeral home, sales lot for automobiles, repair garage, or paint and body shop even where otherwise specifically authorized.
2. Transitional height planes: Where this district adjoins an R-1 through R-G or PD-H classification without an intervening street, height within this district shall be limited as follows: No portion of any structure shall protrude through a height limiting plane beginning thirty-five (35) feet above the buildable area boundary nearest to the common residential district (R-1 through R-G or PD-H) boundary and extending inward over this district at an angle of forty-five (45) degrees.
3. Transitional yards:
  - a. Where this district adjoins an R-1 through R-G or PD-H classification without an intervening street, a minimum of twenty (20) feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of private alleys or drives up to ten (10) feet in width. Such yards shall be planted as approved by the City Arborist and maintained as a landscaped strip.
  - b. Screening: In addition to the above transitional yard requirements, permanent opaque walls six (6) feet in height shall be provided and shall be maintained in sightly condition.
4. Fire safety code requirements: Notwithstanding any other provisions of this Chapter, the applicant shall be responsible for ensuring that the plans submitted meet all fire safety code requirements.

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**Section 16-18 O.010. Development Controls.**

1. Bulk limitations: See specific regulations for each subarea at Sections 16-18 O.028 through 16-18 O.029. For purposes of this Chapter, and notwithstanding the provisions of Code Section 16-29.001(24), mixed-use development is defined as any development which contains as principle uses both residential and non-residential uses on the same development site, and in which both of such uses are at least twenty (20%) percent of the total floor area, excluding accessory uses.
2. Affordable new sales housing units or rental housing units requirements:
  - a. See specific regulations for the affordable housing bonus for Subarea 8 at Section 16-18 O.029(8).
  - b. Affordable housing shall have the meaning for moderate income affordable housing units set forth in Section 19-1006.
  - c. Affordable requirements shall be in place for a minimum of forty (40) years from the date of issuance of the occupancy permit and shall include deed restrictions governing the resale value or rental rate placed on the affordable units.
  - d. No housing unit associated with a development project for which the affordable housing bonus floor area ratio calculations were applied pursuant to Section 16-18 O.029(8) shall be issued an occupancy permit until such time as documentation is provided to the Bureau of Buildings establishing that the affordable housing requirements in this chapter have been met and have been instituted as part of the warranty deed as an allowable exception to title for each affordable unit that is a part of said development project.
3. Minimum open space requirements: When either the residential or non-residential component of the development is a minor use of less than twenty (20%) percent of the total floor area minimum open space requirements do not apply to such minor use.
  - a. For residential uses, including all residential components of mixed use developments, open space requirements as indicated on Table I, "Land Use Intensity Ratios" shall be required for both Total Open Space (TOSR) and Useable Open Space (UOSR). For developments greater than 6.40 FAR, the TOSR and UOSR for 6.40 FAR shall apply.
  - b. For nonresidential uses, including all non-residential components of mixed-use developments, minimum public space requirements are indicated in Sections 16-18 O.028 through 16-18 O.029. See Section 16-28.012 for definitions and measurements. Required yards and requirements for sidewalk widths which are constructed on private property may be counted towards this requirement. Such public space may include planted areas, fountains, plazas, hardscape elements related to sidewalks and plazas, and similar features which are located on private property.
  - c. For mixed uses, the sum of minimum open space requirements specified in subsections a. and b. above for non-residential and residential shall be met.

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- d. New streets: In addition to new public streets, or private streets which function as public streets being counted towards UOSR, said streets may also be counted towards TOSR and public space requirements when the new street meets the following requirements:
  - i. Connects two other public streets.
  - ii. Meets sidewalk requirements for the district subarea.
  - iii. The maximum width shall be forty (40) feet which shall include, two (2) on-street parallel parking lanes, two (2) travel lanes and sidewalk extensions at intersections and shall have granite curbs.
  - iv. When surrounding a park area, new streets shall meet all above requirements along each park edge.
- e. On-street parking incentive: New on-street parking may be counted towards TOSR, UOSR, or public space requirements provided the following criteria are met:
  - i. No on-street parking currently exists in the public right-of-way adjacent to the project area for which credit is sought;
  - ii. The new on-street parking is located where there is no existing street lane;
  - iii. The on-street parking occupies an entire block face or a minimum distance of two hundred (200) feet;
  - iv. Sidewalk extensions are provided at street intersections; and
  - v. All other sidewalk requirements of this Chapter are met.
- f. Relocation of minimum open space requirements: At the option of the property owner, up to sixty (60%) percent of a development's required TOSR, UOSR, or public space may be relocated to an offsite parcel provided the following criteria are met:
  - i. The receiving parcel is identified in the Lindbergh Open Space Plan, as adopted in the City of Atlanta Comprehensive Development Plan (CDP), as being a designated recipient parcel;
  - ii. The receiving parcel contains the required amount of open space and said open space in the receiving parcel is located adjacent to and visible from a public street and accessible to the public during normal city park hours;
  - iii. All of the open space in the receiving parcel meets the definition of UOSR in Section 16-28.010(5)(a) except that no portion of any public right-of-way shall be included; and
  - iv. The open space in the receiving parcel provides active or passive recreational amenities.
- 4. Pedestrian circulation requirements: Substitute or alternative pedestrian routes through or between buildings for part or all of the requirements in this Chapter may be authorized by special administrative permit, upon a finding by the Bureau of Planning that: (i) such pedestrian ways are not inconsistent with the purpose and intent of this Chapter; and (ii) such pedestrian ways provide equal or improved pedestrian circulation. That portion of the pedestrian circulation requirement of this Chapter which lies within the Net Lot Area shall constitute a corresponding portion of the Open Space Requirements.



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5. Showering facilities: All office buildings containing over fifty thousand (50,000) square feet of gross office space shall provide showering facilities, which shall include showers and lockers, in a ratio of at least two (2) showering facilities for every fifty thousand (50,000) square feet of gross office space, which facilities shall be available to all occupants, provided that no office building shall be required to exceed a maximum of four (4) showering facilities.

**Section 16-18 O.011. Site Limitations.**

1. Minimum building façade heights and maximum building heights: See specific regulations for each subarea at Sections 16-18 O.028 through 16-18 O.029.
2. New development shall not contain entire block faces greater than six hundred (600) feet in length. Newly created streets shall function as public streets and shall connect two (2) other public streets.
3. Properties adjacent to Peachtree Creek:
  - a. Shall have a minimum of a one hundred (100) foot buffer from the upper most edge of the stream bank. Said buffer shall be completely landscaped excluding trails, benches and other such recreational features as approved by the Director of the Bureau of Planning.
  - b. Shall have a local street between any development and said buffer.
  - c. The primary pedestrian entrance to all uses with street frontage:
    - i. Shall face and be visible from the creek.
    - ii. Shall be directly accessible from the sidewalk adjacent to the street.
    - iii. Shall open directly onto the adjacent sidewalk, or an outdoor dining area or plaza adjacent to the sidewalk.

**Section 16-18 O.012. Sidewalks.**

Public sidewalks shall be located along all public streets and shall have minimum widths as specified herein. Sidewalks shall consist of two zones: a street furniture and tree planting zone and a clear zone. The following regulations shall apply to all public sidewalks:

1. Street furniture and tree planting zone requirements: The street furniture and tree planting zone shall have a minimum width of five (5) feet. Said zone shall be located immediately adjacent to the curb and shall be continuous. Said zone shall meet the tree planting requirements of Section 16-18 O.012(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
2. Clear zone requirements: Said zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight (8) feet, by any permanent or nonpermanent element. The following streets shall have these minimum clear zone widths:
  - a. Piedmont Road and Sydney Marcus Boulevard: Fifteen (15) feet.

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- b. Lindbergh Drive, Morosgo Drive, all other streets in the Commercial subareas and streets adjacent to Peachtree Creek: Ten (10) feet.
  - c. Lindbergh Drive and Lindbergh Way (Only for properties bound by Piedmont Road, Lindbergh Drive and Lindbergh Way): Five (5) feet.
  - d. All other streets: Six (6) feet.
3. Street tree planting requirements: Street trees are required and shall be planted in the ground a maximum of forty feet (40) on center within the street furniture and tree planting zone and spaced equal distance between street lights. All newly planted trees shall be a minimum of four (4) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of twelve (12) feet in height, shall have a minimum mature height of forty (40) feet, and shall be limbed up to a minimum height of seven (7) feet. Trees shall have a minimum planting area of twenty-five (25) square feet. All plantings, planting replacement and planting removal shall be approved by the City Arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or liriop spicata, or shall be paved.
  4. Tree grates: Tree grates are not required where all sidewalk width requirements are met. Where tree grates are otherwise installed, they shall be a minimum of four (4) feet by eight (8) feet, shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way, and shall be placed within the street furniture and tree planting zone. Where tree grates are not required or otherwise installed, tree planting areas shall be permitted to be planted with evergreen ground cover such as mondo grass or liriop spicata.
  5. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections between the heights of two and one-half (2½) feet and eight (8) feet above grade. See Section 16.28.009, Visibility at Intersections.
  6. No awning or canopy shall encroach more than five (5) feet over the required sidewalk.
  7. Where property within this district abuts an R, RG, or PD-H district without an intervening street, the sidewalk area within twenty (20) feet of such districts shall taper as necessary to provide a smooth transition to the existing R, RG, or PD-H districts sidewalk. In the event that the abutting R, RG, or PD-H district has no existing sidewalk, the sidewalk shall taper to a width of six (6) feet.
  8. Decorative pedestrian lights, where installed, shall be placed a maximum of forty (40) feet on center and spaced equal distance between required trees along all streets. Where installed, said lights shall be located within either the street furniture and tree planting zone or the supplemental zone. All said lights shall be Atlanta Type "C" as approved by the Planning Bureau.
  9. Every commercially reasonable effort shall be made to place utilities (excluding the high tension power lines running along Piedmont Road) underground or to the rear of structures to allow for unobstructed use of sidewalks.
  10. Trash receptacles, where installed, shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director

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for placement of such objects in the public right-of-way and shall be placed within the street furniture and tree planting zone.

**Section 16-18 O.013. Supplemental Zone.**

For purposes of these regulations, the area between any building and the nearest edge of the required sidewalk shall be defined as the supplemental zone. Supplemental zones shall meet the following requirements. Except as otherwise specified below, the square footage contained within a supplemental zone which meets all the following supplemental zone requirements may be counted towards TOSR, UOSR or public space requirements.

1. Supplemental zone widths: Piedmont Road, Sidney Marcus Boulevard, Morosgo Drive and Lindbergh Drive (with the exception of sidewalks between Piedmont Road and Lindbergh Way): Five (5) feet minimum.
2. Supplemental zone general requirements:
  - a. Terraces, porches and stoops shall have a maximum finished floor height of twenty-four (24) inches;
  - b. Street fronting, sidewalk level residential units shall provide a supplemental zone with a minimum width of five (5) feet which shall be landscaped, with the exception of terraces, porches, stoops and walkways, which shall occupy a maximum of two-thirds of the supplemental zone area.
  - c. The supplemental zone shall be no more than twenty-four (24) inches above the adjacent public sidewalk for a minimum linear distance of fifteen (15) feet from the nearest edge of the adjacent public sidewalk, unless existing topographical considerations render this requirement unreasonable; and
  - d. Any authorized walls surrounding landscaped and grassed areas shall not exceed a maximum height of twenty-four (24) inches, except retaining walls, which shall not exceed a maximum height of thirty-six (36) inches unless existing topography requires a retaining wall of greater height.
  - e. Fencing is permitted only when:
    - i. The supplemental zone is located adjacent to sidewalk level residential units; or
    - ii. Said fencing is used to separate authorized outdoor dining from the required sidewalk.
3. Supplemental zones containing a depth of fifteen (15) feet or less shall meet the following additional requirements:
  - a. No balcony shall encroach more than five (5) feet into the supplemental zone area.
  - b. Shall not be counted towards TOSR, UOSR or public space requirements unless visible and accessible to the general public from the adjacent public sidewalk, with the exception of areas adjacent to sidewalk level residential units.
4. Supplemental zones containing a depth greater than fifteen (15) feet, and with adjacent non-residential ground floor uses, shall be counted towards public space requirements only when a minimum of eighty (80%) percent of

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said zone's surface, excluding fountains, pedestrian furniture, public art and similar elements, is accessible to the general public from the adjacent public sidewalk, and when all sides of buildings fronting said zone meet the requirements of Section 16-18 O.027(1).

**Section 16-18 O.014. Relationship of Building to Street.**

1. For purposes of this chapter, sidewalk-level shall be defined as any floor of a building with a finished-floor elevation less than or equal to five (5) feet above the adjacent sidewalk or less than or equal to five (5) feet below the adjacent sidewalk.
2. Building floors shall be delineated at third story above sidewalk level and lower and shall be executed through windows, belt courses, cornice lines or similar architectural detailing.
3. The primary pedestrian entrance for pedestrians to access all sidewalk level uses and business establishments with street frontage:
  - a. Shall face and be visible from the street. When located adjacent to a storefront street, said entrance shall face and be visible from such street.
  - b. Shall be directly accessible and visible from the sidewalk.
  - c. Shall remain unlocked during business hours for non-residential uses.
4. A street address number shall be located directly above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.
5. Buildings with residential uses at the sidewalk level shall meet the following regulations:
  - a. All primary pedestrian entrances not adjacent to a public sidewalk shall be linked to the public sidewalk with a pedestrian walkway a minimum of five (5) feet wide.
  - b. All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk.
  - c. Such buildings shall have windows at sidewalk level on each street frontage façade which are substantially similar in size to the sidewalk level front facade windows.
6. Fences and walls shall meet the following regulations:
  - a. For residential uses adjacent to the sidewalk, fences shall not exceed forty-two (42) inches in height when located between the primary building and the street. For non-residential uses adjacent to the sidewalk, fences are prohibited when located between the building and the sidewalk except where specifically authorized elsewhere in this Chapter for outdoor dining.
  - b. Retaining walls located adjacent to a sidewalk along a public street shall not exceed a height of two (2) feet and the combined height of a fence where otherwise authorized and retaining wall shall not exceed a height of five (5) feet, unless existing topography prohibits retaining walls of a lesser height. Retaining walls shall be faced with stone, brick or smooth stucco. See Section 16-29.001(25) b.

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- c. No walls, except retaining walls, shall be located between the street and any building, with the exception of screening for authorized off-street loading areas.
- d. Fences and walls located between the primary building and the lot line and not exceeding six (6) feet in height may be erected, but shall not be permitted between the primary building and the street.
- 7. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
- 8. Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes shall not be located between a building and the street.
- 9. Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street.

**Section 16-18 O.015. Signage.**

Refer to Section 16-28A. Sign Ordinance.

**Section 16-18 O.016. Lighting and Storefront Illumination.**

- 1. All lighting including all parking decks and lots and lit canopies shall reduce light spillage onto residentially used properties by providing cutoff luminaries which have a maximum ninety (90) degree illumination.
- 2. All lighting shall be located a minimum height of eight (8) feet above the sidewalk, driveway or pedestrian area.

**Section 16-18 O.017. Loading Areas, Loading Dock Entrances and Building Mechanical and Accessory Features.**

- 1. Loading areas: Dumpsters and loading areas shall be screened so as not to be visible from any public plaza, ground level or sidewalk level outdoor dining area, public sidewalk or public right-of way. In addition, dumpsters and loading areas serving residential uses shall be enclosed with opaque walls a minimum of six (6) feet in height.
- 2. Loading dock entrances for non-residential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way.
- 3. Building mechanical and accessory features:
  - a. Shall be located to the side or rear of the principal structure and shall be in the location of least visibility from the public right-of-way. Screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.
  - b. When located on rooftops shall be incorporated in the design of the building and screened with building materials similar to the building.
  - c. Shall not be permitted between the building and any public street.

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**Section 16-18 O.018. Off Street Loading Requirements.**

See Table of Loading Requirements, Section 16-28.015 Off-street Loading Requirements.

**Section 16-18 O.019. Curb Cuts and Parking Structures.**

1. All sidewalk paving materials shall be continued across any intervening driveway.
2. Driveways shall have a band of textured concrete adjacent to the street which is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk which is in-line with and equal in width to the supplemental zone.
3. Except as authorized in Section 16-18 O.011(2), curb cuts within individual blocks shall be a minimum of six hundred (600) feet apart except that properties with more than one (1) front yard may have at least two (2) curb cuts.
4. Driveway and curb cuts shall be limited to one-way entrances a width of twelve (12) feet or two-way entrances a width of twenty-four (24) feet, unless otherwise permitted by the Commissioner of Public Works.
5. No circular drives shall be located between any building and any public street with the exception of hotels.
6. Curb cuts and driveways shall not be permitted on any storefront street when access may be provided from a side or rear street, with the exception of hotel patron drop-off drives.
7. Unless authorized by Section 16-18 O.019(5), parking areas or driveways, except for a driveway to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street.
8. Entrances to garages and carports that serve a single residential unit shall face the rear yard, or a side yard which has no street frontage.
9. All contiguous ground-floor residential units shall share one common drive, located in rear yards or side yards without street frontage, to serve garages, carports and parking areas.
10. Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
11. Additional parking deck treatment along specific streets:
  - a. When located along storefront streets: Shall meet the requirements of Section 16-18 O.027.
  - b. Properties at the intersection of East Lindbergh Drive and East Lindbergh Way, and east of Piedmont Road: Shall be landscaped with mature trees and ground cover only to a depth of twenty (20) feet from the eastern most property line.
  - c. When located along all other streets:
    - i. Shall meet the requirements of Section 16-18 O.027; or
    - ii. Shall have ground floor residential uses; or

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- iii. Shall provide a continuous minimum five (5) feet wide landscaped strip between the structure and the public sidewalk, except at ingress and egress points into the structure. The landscaped strip shall be planted with street trees spaced a maximum distance of twenty (20) feet on center, which shall also meet the tree requirements in Section 16-18 O.012(3), Sidewalks. The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of twenty-four (24) inches. All plantings, planting replacement and planting removal shall be approved by the City Arborist.
- 12. Notwithstanding the provisions of Section 16-28.006(10), a common or joint driveway may be authorized by the Director of the Bureau of Planning when adjacent lots have direct vehicular access to a street, and a driveway from a private street which functions as a public street may be authorized by the director of the Bureau of Planning when a perpetual easement agreement is agreed upon by all affected property owners and a copy of such agreement is provided to the Bureau of Planning.
- 13. All developments shall have sidewalks with a minimum width of four (4) feet connecting ground level parking to the public sidewalks and to all building entrances. See Section 16-18 O.021.
- 14. No drop-off lanes shall be permitted along public streets.

**Section 16-18 O.020. Lighting, Security, and Maintenance Requirements for Parking Structures and Surface Parking Lots.**

All surface parking lots and structures, whether a nonconforming principle use (see Section 16-18 O.022) or accessory in use, and whether serving commercial or noncommercial uses, shall have the following minimum requirements:

- 1. Lighting shall be provided throughout all parking facilities to equal a minimum of one-half (0.5) footcandle of light. A footcandle of light is a uniformly distributed flux of one (1) lumen on a surface of one (1) square foot in area. Where applicable, public street lighting may be utilized to either partially or totally fulfill the lighting requirements; however, where such street lighting is removed, it shall be the responsibility of the parking facility to independently provide these required levels of illumination.
- 2. Parking deck lighting fixtures shall not be visible from any public right-of-way or private street.
- 3. Parking facilities shall be maintained in a clean, safe and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained as such. Parking lots shall not be operated when any damage impairs the drivability of the parking lot. See Section 16-28.014 for additional requirements.
- 4. Parking facilities operating before the effective date of this section shall have forty-eight (48) months to comply herewith.

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**Section 16-18 O.021. Minimum Landscaping for Surface Parking Lots, Barrier Requirements.**

The requirements of City of Atlanta Code of Ordinances, Chapter 158 Vegetation, Article II Tree Protection, Section 30 Parking Lot Requirements shall apply to this district except as modified as follows:

1. Said parking lot requirements shall apply to all lots regardless of size;
2. All required landscaped areas shall be planted with evergreen groundcover or shrubs with a maximum height of thirty (30) inches; and
3. All landscaped buffer strips along sidewalks and public rights of way shall have a minimum of one (1) tree with a minimum caliper of two and one half (2.5) inches.
4. Surface parking lots operating before the effective date of this section shall have forty-eight (48) months to comply herewith.

**Section 16-18 O.022. Off-Street Parking Requirements.**

In addition to the provisions of Section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all uses approved by special permits as well as permitted uses and uses allowed in subareas. (See also Sections 16-28.013 and 16-28.014):

1. *Off-street surface parking:*
  - a. Shall not be located between the principal structure and the street.
  - b. Shall be accessory to a permitted principal use only, provided that parking spaces serving another principal permitted use may use such facility for shared parking during non-normal business hours by compliance with Subsection 9 below.
2. *Electric vehicle charging stations:* All automobile parking facilities shall include electric vehicle charging stations in a ratio of at least one (1) station for every one hundred (100) automobile parking spaces. No development shall be required to exceed a maximum of twelve (12) spaces.
3. *For residential uses:* See Table I, "Land Use Intensity Ratios", for minimum parking requirements under appropriate FAR for the development.
4. *Single room occupancy residence:* One (1) parking space per each four (4) dwelling units, plus one (1) space per each employee, shall be provided on the site.
5. *Prohibited nonresidential parking:* Parking reserved exclusively for nonresidential uses is prohibited in the Residential subareas specified in Section 16-18O.029.
6. *For non-residential uses minimum requirements unless otherwise stated:*
  - a. *Banks, savings and loan institutions, and the like:* One (1) space per each two hundred (200) square feet of floor area.
  - b. *Business colleges, trade schools, conservatories, dancing schools, and the like:* One (1) space per each two hundred (200) square feet of floor area.
  - c. *Child care centers, day care centers, prekindergartens, play and other special schools or day care centers for young children:* One (1) space per six hundred (600) square feet of floor area. In addition to providing off-



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street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, as approved by the director, bureau of traffic and transportation.

- d. *Clubs, lodges*: One (1) space for each two hundred (200) square feet of floor area.
- e. *Dormitories, fraternities, sororities*: One (1) space for two (2) beds plus one (1) space for each two hundred (200) square feet of floor area designated or occupied other than for sleeping purposes.
- f. *Hotels and motels*: One (1) space per rental unit plus one-half space per employee; one (1) space per one hundred (100) square feet of restaurant/lounge gross leasable area; one (1) space per three hundred (300) square feet of other convention facilities.
- g. *Eating and drinking establishments accessory outdoor dining which is twenty-five (25%) percent or less than the total gross floor area of the building or business*: No parking requirement.
- h. *Eating and drinking establishments accessory outdoor dining which exceeds twenty-five (25%) percent of the total gross floor area of the building or business shall have the following minimum requirements*: One (1) space for each two hundred (200) square feet of the total accessory outdoor dining floor area including the twenty-five (25%) non-exempt floor area.
- i. *Nursing homes, convalescent homes, and similar care facilities*: One (1) space for four (4) beds.
- j. *Office uses*: no minimum. Parking during off-peak hours (after 6pm) may be shared for other uses. The following maximum requirements shall apply:
  - i. At a distance of less than or equal to one thousand (1,000) feet from the center point of the MARTA rail platform: Two and one-half (2.50) spaces for each one thousand (1,000) square feet of floor area located within such distance.
  - ii. At a distance of greater than one thousand (1,000) feet from the center point of the MARTA rail platform: Two and three-quarters (2.75) spaces for each one thousand (1,000) square feet of floor area located within such distance.
- k. *Schools, colleges, churches, recreation or community centers and other places of assembly*: One (1) space per each four (4) fixed seats (with eighteen (18) inches if bench length counted as one (1) seat or one (1) space per each thirty-five (35) square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:
  - i. *Public or private elementary or middle school*: Two (2) spaces per each classroom.
  - ii. *High school*: Four (4) spaces per each classroom.
  - iii. *Colleges and universities*: Eight (8) spaces per each classroom.
- l. *Single room occupancy residences*: One (1) space per each two (2) dwelling units plus one (1) space for each employee.
- m. *For all other non-residential uses*:

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- i. For Subarea 1 in Section 16-18 O.028: One (1) space per each six hundred (600) square feet of floor area.
  - ii. For subareas 2 through 8 in Section 16-18 O.028 and Section 16-18 O.029: (3.7) parking spaces per each one thousand (1,000) square feet of floor area.
7. Variations in parking requirements. The Director of the Bureau of Planning may reduce parking requirements, provided there is a shared parking arrangement which avoids conflicting parking demands and provides for safe pedestrian circulation and access. Additionally, all shared parking spaces shall be clearly marked and signed as reserved during specified hours. An applicant shall submit the following information establishing conformance to the above criteria in order to reduce parking requirements and avoid conflicting parking demands:
  - a. A to-scale map indicating location of all proposed parking spaces;
  - b. Indicate hours of business operation(s);
  - c. Written consent of all property owners agreeing to the shared parking arrangement;
  - d. Copies of parking leases. Renewed leases shall be provided to the Director of the Bureau of Planning. Lack of a current lease shall automatically terminate the variation authorization.
8. Notwithstanding any provision of the City of Atlanta code of ordinances to the contrary, park-for-hire surface parking lots are prohibited. Park-for-hire parking decks are permitted only if specifically authorized in a particular subarea.

### **Section 16-18 O.023. Transportation Management Plan.**

Transportation Management Plan: The Bureau of Buildings shall not issue building permits for office components of any development in this district until such time as the developer or leasing agent for each of the office components has submitted to the Director of the Bureau of Planning, a transportation management plan (TMP) for each such component that has more than twenty-five thousand (25,000) square feet of total gross leasable floor area of space. The TMP shall contain strategies to reduce single occupancy vehicle trips generated by the project by a minimum of twenty-five (25%) percent during a five-year period from the initial date of occupancy.

The TMP shall be based on an annual commute mode survey. Said survey shall be submitted on the day of initial occupancy and on each yearly anniversary of the date thereafter, until otherwise notified by the Director of the Bureau of Planning. The survey shall be based on a continuous five-day workweek for all employees arriving at the work site between 6:00 A.M. and 10:00 A.M., Monday through Friday. Based upon the survey information, the employer shall develop a TMP.

The TMP shall include, but not be limited to:

1. An estimate of the number of employees and visitors per hour that are expected to use rail and bus transit throughout the day.

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2. A description of how information regarding the new or existing transit stops and building access to such stops will be displayed on the property in indoor or outdoor locations.
3. A program to promote and maintain employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns.
4. A statement committing to support, and participate in, the Buckhead Area Transportation Management Association (BATMA) and its funding.

**Section 16-18 O.024. Minimum Bicycle Parking Requirements.**

All non-residential developments which provide automobile parking facilities shall provide bicycle/moped parking facilities at a ratio of at least one (1) bicycle/moped parking space for every twenty (20) automobile parking spaces. Multi-family developments shall provide said facilities at a ratio of at least one (1) bicycle/moped parking space for every five (5) multi-family units. No development, except a one or two-family development, shall have fewer than three (3) bicycle/moped parking spaces nor be required to exceed a maximum of fifty (50) spaces. Bicycle/moped spaces shall be located within the street furniture zone a maximum distance of one hundred (100) feet of the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The additional requirements of Section 16-28.014(6) shall also apply.

**Section 16-18 O.025. Pedestrian Bridges and Tunnels.**

Pedestrian bridges and tunnels are prohibited when located above or below public streets, private streets which function as public streets connecting two other public streets, or other public rights-of-way.

**Section 16-18 O.026. Zero-lot-line Development.**

Zero-lot-line subdivision is permitted for residential uses provided a minimum of one thousand (1,000) square feet in lot area is provided. The additional requirements of Section 16-28.007 shall also apply.

**Section 16-18 O.027. Specific Regulations for Storefront Streets.**

Properties which front Piedmont Road north of Lindbergh Drive, Sydney Marcus Boulevard, Morosgo Drive and Lindbergh Drive (with the exception of street frontages between Piedmont Road and Lindbergh Way) shall be deemed to constitute Storefront Streets within the meaning of this Chapter and shall meet the following regulations:

1. Street-fronting buildings including parking decks shall meet the following sidewalk level requirements:

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- a. Parking, storage, or digital industry switchboards, power generators and other relay equipment and rooms housing such equipment shall be permitted, with the exception of a minimum depth of twenty (20) feet of the ground floor street frontage beginning at any building façade along the public sidewalk.
  - b. The length of façade without intervening fenestration or entryway shall not exceed twenty (20) feet.
  - c. Fenestration shall be provided for a minimum of sixty-five (65%) percent of the length of the frontage:
    - i. Beginning at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk or,
    - ii. Beginning at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
    - iii. Beginning at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk.
  - d. Properties with ground floor residential uses on Morosgo Drive and greater than three hundred and fifty (350) feet east of Piedmont Road shall be permitted to substitute the fenestration requirements of Section 16-18 O.027(1)(c) with the fenestration requirements of Section 16-18 O.014(5)(c).
  - e. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.
2. Minimum building façade height: Twenty-four (24) feet along each façade visible from the public right-of-way.
  3. Drive-through service windows and drive-in facilities are prohibited.

### **Section 16-18 O.028. Specific Regulations for Commercial Subareas.**

1. In addition to those uses authorized in Section 16-18 O.005, a building or premise may be used for the following permitted uses and structures:
  - a. Banks and financial institutions.
  - b. Broadcasting towers, line-of-sight relay devices for telephonic, radio or television communications when located two hundred (200) feet or more from any off-site residential districts or residential use not located within an industrial district. When such towers or devices are greater than two hundred (200) feet in height, when located a distance which is less than or equal to the height of the tower or device from a residential district or residential use which is not in an industrial district.
  - c. Business or commercial schools.
  - d. Car rentals.
  - e. Clubs and lodges.
  - f. Commercial recreational establishments, including bowling alleys, theaters, convention halls, places of assembly and similar uses with primary activities conducted within fully enclosed buildings.
  - g. Conversion of industrial buildings to multi-family.

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- h. Digital industry switchboards, power generators and other relay equipment and rooms housing such equipment. The additional requirements of Section 16-18 O.027(1)(a) shall also apply.
  - i. Hotels, motels and roominghouses.
  - j. Museums, galleries, auditoriums, libraries, and similar cultural facilities.
  - k. Nursing homes, convalescent homes and similar care facilities.
  - l. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals. Veterinary clinics including all kennels and accessory areas shall be enclosed within sound proof buildings when located within three hundred (300) feet of any residential use from the closest point of the nearest residential building to the closest point of the veterinary clinic.
  - m. Parking structures, including park-for-hire, that are below grade or of two (2) or more stories above ground along all street frontages.
  - n. Professional or personal service establishments.
  - o. Rooming houses.
  - p. Sales and leasing agencies.
  - q. Sales and repair establishments for home appliances, bicycles, lawn mowers and similar household goods, with the exception of Piedmont Road.
  - r. Security storage centers.
  - s. Service stations and car washes.
  - t. Single room occupancy residence.
  - u. Small family care homes, family care homes, group homes, congregate care homes, and rehabilitation centers.
  - v. Tailoring, custom dressmaking, and millinery.
  - w. Trade schools.
2. A building or premise may be used for the following permitted accessory uses and structures:
- a. Car washes.
  - b. Public schools.
  - c. Repair garages, paint and body shops in Subarea 2 through Subarea 4.
  - d. Structures and uses required for operation of MARTA, public transit or public utility, but does not include uses involving storage, train yards, warehousing, switching, or maintenance shops as the primary purpose.
3. The following uses are permissible only by special permit:
- a. Special use permit.
    - i. Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications greater than seventy (70) feet in height, except alternative design mounting structures as contemplated by Section 26-25.002(3)h(iv)(i).
    - ii. Dormitories, fraternity houses and sorority houses.
    - iii. Helicopter landing facilities or pickup or delivery stations.
    - iv. Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies of ninety (90) days duration or longer.
    - v. Park-for-hire parking decks.
    - vi. Repair garages, paint and body shops in Subarea 1.

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4. Side and rear yards.
  - a. Rear yards: Twenty (20) feet.
  - b. Side yards:
    - i. None for non-residential uses.
    - ii. Residential uses: Twenty (20) feet, except that the side yard may be reduced to zero (0) feet when a residential use has no windows adjacent to such yard.
5. Site limitations.
  - a. Minimum building façade heights:
    - i. Subarea 1: Eighteen (18) feet along each façade visible from the public right-of-way.
    - ii. Subarea 2 through Subarea 4: Twenty-four (24) feet along each façade visible from the public right-of-way.
  - b. Maximum building heights:
    - i. Subarea 1: Structures which are within one hundred-fifty (150) feet of any R-1 through R-G or PD-H classification shall have a maximum height of thirty-five (35) feet along each façade visible from the public right-of-way. Structures that are between one hundred-fifty (150) feet and three hundred (300) feet from any R-1 through R-G or PD-H classification shall have a maximum height of fifty-two (52) feet along each façade visible from the public right-of-way.
    - ii. Subarea 2 through Subarea 5: Two hundred and twenty-five (225) feet along each façade visible from the public right-of-way.
6. Specific additional regulations for Subarea 1 – Miami Circle Commercial.
  - a. Permitted uses and structures:
    - i. Business service establishments, including those providing duplicating, printing, maintenance, communications, addressing, mailing, bookkeeping or guard services.
    - ii. Warehouse, storage facilities and wholesaling limited to no more than fifteen thousand (15,000) square feet.
  - b. Special use permit: Warehouse, storage facilities and wholesaling greater than fifteen thousand (15,000) square feet.
  - c. Development controls.
    - i. Maximum permitted floor areas without bonuses:
      - a). For nonresidential uses, floor area shall not exceed an amount equal to one (1.00) times net lot area.
      - b). For residential uses, floor area shall not exceed an amount equal to (.696) times gross lot area.
      - c). For mixed use, floor area ratio (FAR) shall not exceed (1.696) times net lot area [the sum of the non-residential (i) and residential (ii) above], but in no event greater than the maximum ratios permitted for each (See section 16-29.001(24)).
    - ii. Maximum permitted floor areas with bonuses:
      - a). For nonresidential bonus: None.
      - b). For residential uses (Affordable housing bonus): Floor area shall not exceed an amount equal to two (2.00) times gross lot area provided that twenty (20%) percent or more affordable sales

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housing units or rental housing units are provided for that portion of residential units.

- c). For residential developments (Ground-floor retail bonus): Floor area shall not exceed an amount equal to two (2.00) times gross lot area provided that street-fronting, sidewalk level retail establishments comprise a minimum of fifty (50%) percent of the building foot print limited to the first floor-level and meet all of the requirements for storefront streets (Section 16-18O.027).
  - d). For combined bonuses: Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to two (2.00) times gross lot area.
  - d. Public Space: For nonresidential uses, including all non-residential components of mixed-use developments, a minimum of five (5%) percent of the net lot area shall be public space.
6. Specific additional regulations for Subarea 2 – Sydney Marcus Commercial.
- a. Development controls: Twenty (20%) percent of all floor area shall be multi-family dwellings, duplexes or single-family dwellings.
    - i. For nonresidential uses, floor area shall not exceed an amount equal to two (2.00) times net lot area.
    - ii. For residential uses, floor area shall not exceed an amount equal to two (2.00) times gross lot area.
    - iii. For mixed use, floor area ratio (FAR) shall not exceed two (2.00) times net lot area [the sum of the non-residential (i) and residential (ii) above], but in no event greater than the maximum ratios permitted for each (See section 16-29.001(24)).
  - b. Public Space: For nonresidential uses, including all non-residential components of mixed-use developments, a minimum of twenty (20%) percent of the net lot area shall be public space.
7. Specific additional regulations for Subarea 3 – Piedmont Commercial.
- a. Special use permits: Primarily office uses with building heights greater than two hundred and twenty-five (225) feet. Said buildings shall provide continuous ground floor commercial, office or residential uses and shall meet the requirements of Section 16-18 O.027.
  - b. Development controls: Twenty (20%) percent of all floor area shall be multi-family dwellings, duplexes or single-family dwellings with the exception of lots with Piedmont Road frontage which exist before January 1, 2001 and have a maximum depth of three hundred and fifty (350) feet: none.
    - i. Maximum permitted floor areas without bonuses:
      - a). For residential uses, floor area shall not exceed an amount equal to four and two-tenths (4.20) times net lot area.
      - b). For nonresidential uses, floor area shall not exceed an amount equal to four (4.00) times net lot area.
      - c). For mixed use, floor area ratio (FAR) shall not exceed eight and two-tenths (8.20) times net lot area [the sum of the non-residential (i) and residential (ii) above], but in no event greater than the maximum ratios permitted for each (See section 16-29.001(24))
    - ii. Maximum permitted floor areas with bonuses:

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- a). For non-residential bonuses: None.
  - b). For residential uses (Affordable housing bonus): Floor area shall not exceed an amount equal to eight and two-tenths (8.20) times gross lot area provided that twenty (20%) percent or more affordable sales housing units or rental housing units are provided for that portion of residential units.
  - c. Public Space: For nonresidential uses, including all non-residential components of mixed-use developments, a minimum of ten (10%) percent of the net lot area shall be public space.
8. Specific additional regulations for Subarea 4 – Garson Commercial.
- a. Development controls: Twenty (20%) percent of all floor area shall be multi-family dwellings, duplexes or single-family dwellings.
    - i. For nonresidential uses, floor area shall not exceed an amount equal to three (3.00) times net lot area.
    - ii. For residential uses, floor area shall not exceed an amount equal to three (3.00) times gross lot area.
    - iii. For mixed use, floor area ratio (FAR) shall not exceed three (3.00) times net lot area [the sum of the non-residential (i) and residential (ii) above], but in no event greater than the maximum ratios permitted for each (See section 16-29.001(24)).
  - b. Public Space: For nonresidential uses, including all non-residential components of mixed-use developments, a minimum of thirty (30%) percent of the net lot area shall be public space.

**Section 16-18 O.029. Specific Regulations for Residential Subareas.**

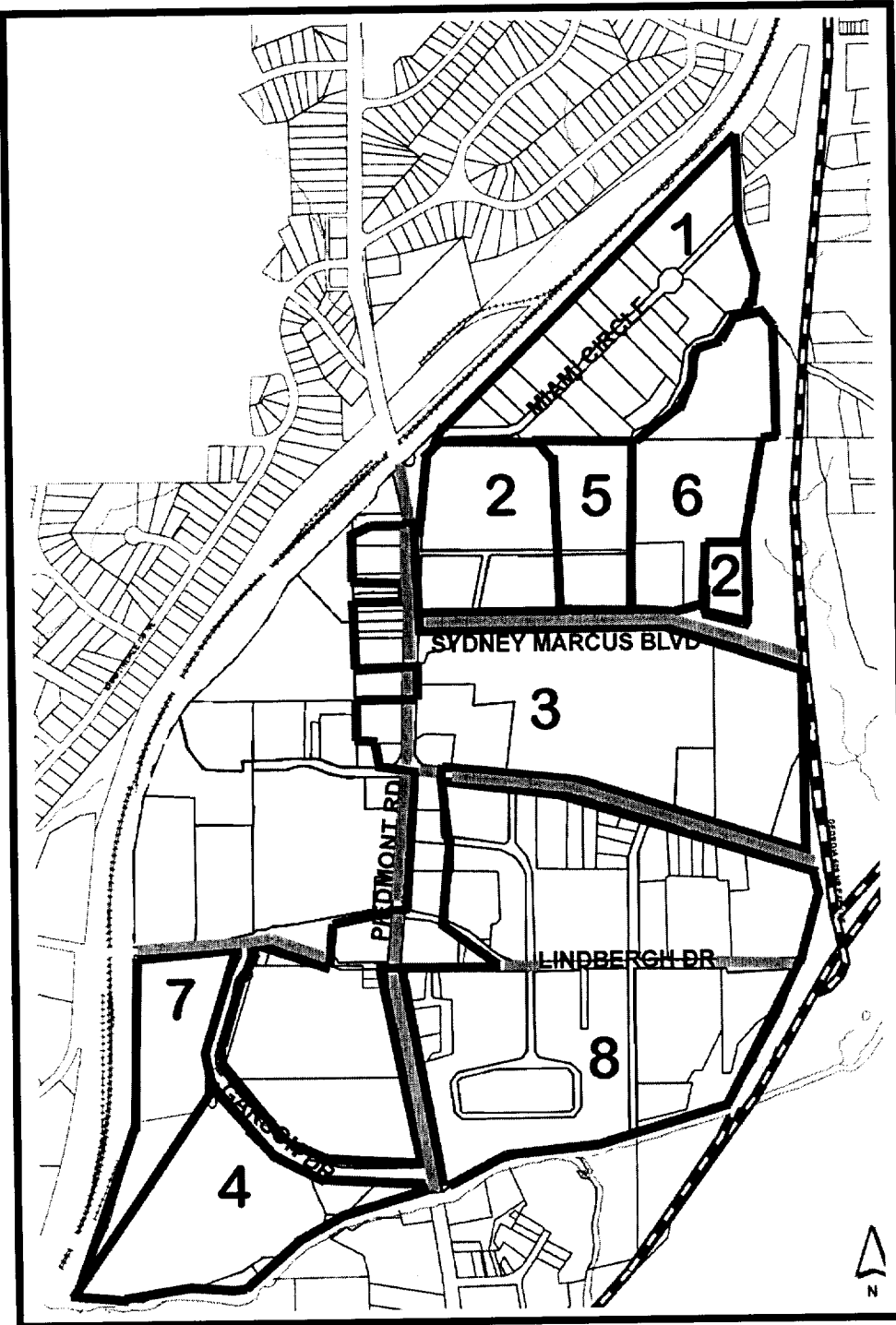
- 1. In addition to those uses authorized in Section 16-18 O.005, a building or premise may be used for the following permitted uses and structures:
  - a. Eating and drinking establishments provided that no individual eating and drinking establishment exceed five thousand (5,000) square feet.
  - b. Establishments for the sale of convenience goods provided said use does not exceed five thousand (5,000) square feet.
  - c. Guesthouses and servant quarters.
  - d. Home occupation.
  - e. Laundry and dry-cleaning stores collection stations or plants, and laundry and dry cleaning establishments where customers operate equipment provided said use does not exceed two thousand (2,000) square feet.
- 2. A building or premise may be used for the following permitted accessory uses and structures:
  - a. Small family care homes, family care homes and group homes.
  - b. Off-street parking (minimum of thirty (30) spaces).
- 3. Site limitations.
  - a. Minimum building façade heights: Twenty-four (24) feet along each façade visible from the public right-of-way.
  - b. Maximum building heights: Two hundred and twenty-five (225) feet along each façade visible from the public right-of-way.
- 4. Development controls: For nonresidential uses, floor area shall not exceed an amount equal to five (5) percent of total built residential floor area.



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5. Specific additional regulations for Subarea 5 – Sydney Marcus West Residential: For residential uses, floor area shall not exceed an amount equal to three and two-tenths (3.20) times gross lot area.
6. Specific additional regulations for Subarea 6 – Sydney Marcus East Residential: For residential uses, floor area shall not exceed an amount equal to (.696) times gross lot area.
7. Specific additional regulations for Subarea 7 – Garson Residential: For residential uses, floor area shall not exceed an amount equal to three and two-tenths (3.20) times gross lot area.
8. Specific additional regulations for Subarea 8 – Lindbergh Residential.
  - a. Maximum permitted floor areas without bonuses: For residential uses, floor area shall not exceed an amount equal to (1.15) times gross lot area.
  - b. Maximum permitted floor areas with bonuses (Within areas defined on map Attachment C: Lindbergh SPI-15 Subarea 8 Master Plan Map):
    - i. For nonresidential bonus: None.
    - ii. For residential uses (Open space and streets bonus): Floor area shall not exceed an amount equal to two (2.00) times gross lot area provided that for every one (1) square foot of open space and streets built as shown on map Attachment C: Lindbergh SPI-15 Subarea 8 Master Plan map, up to two and three-tenths (2.3) additional square feet of buildings are permitted.
    - iii. For residential uses (Affordable housing bonus): In the event a development has provided the maximum open space and street square footage in accordance with the Subarea 8 Master Plan map, floor area shall not exceed an amount equal to two (2.00) times gross lot area provided that affordable housing sales units or rental housing units compromise twenty (20%) percent of the portion of residential units that may be built after the maximum open space and street bonuses for the development are utilized.
    - iv. For combined bonuses: Under no circumstances shall the floor area of any development with bonuses exceed two (2.00) times gross lot area.

**Attachment B**  
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**SPI 15 LINDBERGH TRANSIT STATION AREA**  
**SUBAREAS**



**Commercial/Residential  
subareas**

- 1- Miami Circle Commercial
- 2- Sydney Marcus Commercial
- 3- Piedmont Commercial
- 4- Garson Commercial

**Residential subareas**

- 5- Sydney Marcus West Residential
- 6- Sydney Marcus East Residential
- 7- Garson Residential
- 8- Lindbergh Residential

**Storefront streets**

- 1- Piedmont Road
- 2- Sydney Marcus Boulevard
- 3- Morosgo Drive
- 4- Lindbergh Drive (with the exception of street frontages between Piedmont Road and Lindbergh Way)

Attachment C  
Chapter 18 O. SPI-15  
Lindbergh District Regulations:  
Subarea 8 Master Plan Map

